

February 26, 2003

**Swedish Medical Center/Providence Campus (formerly Providence Seattle Medical Center)
Major Institutional Master Plan Annual Status Report**

I. Introduction

A. Name of Institution: Swedish Medical Center/Providence Campus

B. Reporting Year: 2002

C. Major Institution Contact:

Darren V. Redick
500 17th Avenue
Seattle, Washington 98122
Phone: 206/320-3478
Fax: 206/320-3153
Email: darren.redick@swedish.org

D. Master Plan Adoption Date: July 25, 1994

No subsequent amendments have been adopted.

II. Progress in Meeting Master Plan Conditions

A. General overview of progress made in meeting the goals and conditions of the approved Master Plan:

In August 2002, a portion of the Providence Campus was sold to the Sabey Corporation. This included the 1910 Building, the Jefferson Medical Office Tower, Parking Garage, Hope Heart Institute Building and the land adjacent to these buildings. A map is attached indicating the property sold. Swedish Medical Center continued to be the major occupant of these buildings and property sold. The Sabey Corporation is planning an adaptive review of the 1910 Building. Sabey Corporation submitted the design to DCLU for the issuance of a master use permit in October 2002.

B. Status of Each Condition

Council Condition 1: In conjunction with each phase of development that reduces open space on the campus, the quality of landscaping in remaining open space areas shall be increased. This shall be accomplished by increasing the quality of landscaping in a remaining open space equal in size to the size of the open space been reduced in a particular phase of development. Where feasible, the additional landscaping shall be installed in the setback areas around the perimeter of the campus. Safety shall be a consideration in the design and maintenance of all open space and landscaped areas. The total amount of open space on the Providence campus shall be no less than 10%.

Action: Swedish modified and improved the landscaping in the Cafeteria Courtyard adjacent to Cherry Street. Swedish is planning an improved landscape design at the corner of 17th Avenue and Jefferson that will tie into the design features of the 1910 Building.

Council Condition 2: Providence shall demonstrate that new Buildings III, VI, VII, and VIII interpret design features of the 1910 Building, and that all new buildings incorporate design features of structures in adjoining neighborhoods to the extent possible. New buildings shall have the same design theme, with similar color schemes and materials wherever possible. For corners of the campus at public rights-of-way where new development is proposed, building designs and plantings shall emphasize both the corner and the Providence campus.

Action: Design is underway for the modification of the 1910 Building, reference new building VI in the MIMP. The design integrates features of the 1910 Building and allows for the removal of exterior mechanical services that cover the East Side of the 1910 Building. The replacement of the smokestack was completed in October 2002. The new stack matches the existing elements of the previous stack and 1910 Building.

Council Condition 3: To mitigate for potential height, bulk and scale impacts on surrounding residential properties, Providence shall seek input from the neighbors and from the Master Plan Standing Committee, regarding design of buildings adjoining residential neighborhoods, including, but not limited to, the Parking Garage (Project 1B), the MOB (Project III), the East Wing Addition (Project VII), the Gym/Inn (Project VIII), and the Child Care Center (Project IX). The process for obtaining comment shall be subject to review by the Master Plan Advisory Committee and shall be approved by DCLU. Neighborhood review shall be guided by the Agreement for Supplemental Mitigation between Providence and the Squire Park Community Council.

Mechanical penthouses and other similar rooftop features shall be incorporated into the overall building design, be visually obscured, and, to the extent possible, oriented away from nearby residential uses.

Action: There have been no design activities on projects IB, III, VII, VIII or IX. Swedish intends to reform the Standing Committee for further project review.

Council Condition 4: The requested 5 foot setback on the west side of 18th is approved, but the required 10 foot setback on the east side of 18th shall be maintained. This setback may be reduced to 5 feet if Providence acquires the existing single-family properties and development along the street under Alternative 2B. Internal setbacks of 0 feet for the parking garage, Gym/Inn, and Child Care Center are permitted.

Action: No action taken.

Council Condition 5: The skybridge proposed to cross the 18th Avenue right-of-way is denied.

Action: No action taken.

Council Condition 6: The 10 foot setback along East Cherry Street for the Child Care Center and the 20 foot setback along East Jefferson Street for the Gym/Inn shall be heavily landscaped as a condition of issuance of the MUPs for these projects.

Action: No action taken.

Council Condition 7: No float or unmodulated blank facades, particularly at street level, shall be incorporated into the new buildings.

Action: The design of the 1910 Building addition (Project VI) does not incorporate float or unmodulated blank facades.

Council Condition 8: Not Found.

Council Condition 9: For the parking garage expansion (Project IB), Providence will provide a dense planting of evergreens in the require 20-foot south setback to form a “green wall,” mature plants shall be used and attempts shall be made to save or relocate existing specimen trees; plant materials shall be selected that will add visual diversity and transition in scale (taller plants nearer the structure); and, safety shall be a design consideration. The south wall of the parking structure shall provide visual relief through the addition of planters, tiles, or other ornamentation. Finally, the building shall be designed to resemble an office building.

Action: No action taken.

Council Condition 10: The new MOB on Jefferson (Project III) shall provide vertical modulation to break up the bulk of the structure. The new MOB will be designed to interpret the 1910 Building. Architectural design measures including facade articulation, modulation, detailing, materials, color, textures, and other scale reducing devices will be incorporated to provide compatibility with surrounding buildings. Building facades should include contrast in materials, scale of detailing, fenestration, modulation, and articulation. The design character of the smokestack and annex building should be reflected in he new building.

The building shall provide one of the two following alternative vertical modulation features to help reduce the appearance of bulk of the structure: 1) The building will “step back” from Jefferson by providing an approximately five foot deep step at the second or third floor and another approximately five foot deep steep at the fourth or fifth floor. Under this configuration, the first step could occur in conjunction with a design feature for the proposed Gym/Inn structure to the east. 2) Alternatively, the entire “step back” would occur at the top of the building at the fifth floor level, and would be approximately 5 to 10 feet deep.

Action: No action taken.

Council Condition 11 The east side of the Gym/Inn (Project VIII) shall be set back at least 10 feet from the east property line. The top floor shall be set back an additional 10 feet to allow separation between the institutional building and the single-family zone. To break up the bulk of the facade, the building shall include modulation consisting of 20 to 25 foot long bays, separated by recesses a minimum 5 feet in width and 3 feet in depth. The east side of

the structure shall maintain privacy of adjoining structures through the appropriate placement of windows or through use of opaque glass.:

Action: No action taken.

Council Condition 12: The two-floor addition to the East Wing (Project VII) shall be pulled back away from the 18th Avenue frontage to the first “notch” in from the east side of the existing building, and additional trees shall be added along the 18th Avenue facade to soften the existing blank facade.

Action: No action taken.

Council Condition 13: The 20 foot setback for the Child Care Center (Project IX) shall include dense landscaping.

Action: No action taken.

Council Condition 14: In order that spillover parking does not adversely impact the surrounding neighborhood, the Expanded Garage may be constructed at one time. Use of the garage may be restricted if deemed necessary by DCLU and SED in order to achieve TMP goals.

Action: No action taken.

Council Condition 15: Providence shall install additional informational signs at intersections of arterial streets on Jefferson and Cherry as well as at campus perimeters to direct patients and visitors to public parking areas on campus. Signs located within the public right-of-way must be approved by SED.

Action: No action taken.

Council Condition 16: The load/unload area for the New Patient Wing (Project V) shall be located south of the 16th/Cherry intersection.

Action: No action taken.

Council Condition 17: Providence shall be assessed 2.2% of the cost of the 6th/James intersection improvements. The actual dollar amount shall be determined by SED.

Action: No action taken.

Council Condition 18: Providence shall provide documentation to DCLU that buildings will not cause significant adverse lighting impacts. Plans for each new project shall indicate the location, direction, and intensity of proposed exterior lighting. Buildings shall be designed to shield or direct exterior lights away from light-sensitive structures, including nearby residences. Providence shall demonstrate that lights inside the parking garage (Project 1bB) will be screened from view to prevent light spill outside of the building. Screening shall be accomplished through the use of baffles, directional lighting or any other features.

Action: To be reviewed in 2003.

Council Condition 19: Providence shall provide evidence to DCLU that buildings will not cause adverse glare impacts. Finishes and windows on new building shall be of a low-reflectivity

or non-reflective color or tint. Other methods to avoid glare impacts, such as using recessed windows, retaining vegetation, changing the angle of glass panes shall be used as necessary.
Action: To be reviewed in 2003.

Council Condition 20: A noise analysis shall be submitted with each MUP for projects adjoining residential property. In general, noise-producing mechanical equipment shall be located away from residential properties. The noise study shall demonstrate that continuously generated noise levels associated with new buildings will meet Seattle Noise Ordinance standards for residential receiving properties.
Action: To be reviewed in 2003.

Council Condition 21: The Child Care Center (Project IX) shall have a residential appearance. The rear yard will be designed to reduce noise for the single-family homes to the south and east with use of acoustical fencing or berms.
Action: No action taken.

Council Condition 22: Providence shall coordinate with City Light on changes or expansions to electrical service to facilitate development of infrastructure to meet demand. Providence shall coordinate with the Customer Service Division as plans for demolition and construction are developed.
Action: To be completed in 2003.

Council Condition 23: Providence shall work with the Police Department to incorporate Crime Prevention through Environmental Design techniques into the design of each building.
Action: No action taken.

Council Condition 24: Areas for recycling bottles, cans, paper, and plastic shall be included in each new building. Signs shall be posted to indicate availability of the recycling area to visitors and employees. Recycling areas shall be located to minimize adverse visual impact, noise, and odors. Location of each recycling area and sign wording and location shall be subject to review by DCLU.
Action: No action taken.

Council Condition 25: In order to minimize construction-parking impacts, construction personnel are required to park at an off-site location and be shuttled to and from the site. Providence shall ensure that construction workers do not park on the streets or in private lots in the Providence campus vicinity. Construction activities shall be scheduled so that the most intensive construction and parking activities are spread out over time. Construction material delivery vehicles shall be prohibited from entering or leaving the area during peak hours. Providence shall provide for safe pedestrian and vehicular circulation adjacent to construction sites through the use of temporary walkways, signs, and manual traffic controls (flaggers).
Action: Draft general specifications have included information to comply with this condition.

Council Condition 26: Construction hours (to include both demolition and construction activities) shall be limited to non-holiday weekdays between the hours of 7:30 a.m. and 6:00 p.m. The limitation is subject to minor revisions at the discretion of DCLU to allow work of an emergency nature, work required obstruction of street rights-of-way, and minor, usually interior work, or low noise impact.

Action: Compliance has occurred with all construction projects on campus.

Council Condition 27: A noise consultant shall be retained to measure construction and mechanical system noises generated by each project adjoining residential property. Measurements shall be taken from receiving properties. If applicable noise levels are exceeded, a variance shall be obtained, or noise reduction methods shall be promptly applied to bring noise levels within Code limits. Construction noise and vibration impacts shall be minimized by shielding noise equipment, avoid excessive idling, locating equipment away from sensitive receivers such as residential uses, and adequate muffling of equipment; scheduling particularly noisy operations to avoid conflicts; providing acoustical screens or enclosures where necessary; assembling building components off-site to the greatest extent possible; identifying a 24-hour contact person to receive noise complaints; and, coordinating construction mitigation.

Action: To be completed in 2003.

Council Condition 28: Whenever possible, special measures for noise control of unusually loud equipment or activities shall be used during construction. This equipment shall include special mufflers for machine engine exhausts or air powered equipment and acoustical screens or enclosures to be used as needed.

Action: No action taken.

Council Condition 29: Providence shall use the newest equipment available and shall keep construction equipment in good working condition. In addition, Providence shall reuse demolition materials to the greatest extent possible and ensure that long periods of construction equipment idling are avoided.

Action: No action taken.

Council Condition 30: To the maximum extent possible, Providence shall minimize solid waste by including the salvage, re-use on-site, and recycling of demolition materials.

Action: No action taken.

Council Condition 31: Prior to occupancy of the Expanded Garage (Project IA), curb bulbs shall be installed at the 16th Avenue / East Cherry intersection. In addition, one traffic circle shall be installed in 16th Avenue East between East Jefferson Street and East Yesler Way at an intersection to be determined by SED with input from the Squire Park Community Council.

Action: No action taken.

Council Condition 33: “Local Access Only” signs shall be installed along residential streets adjoining truck delivery routes. Sign location shall be determined and installed by SED. The Squire Park community shall be consulted for sign locations.

Action: No action taken.

Council Condition 34: Prior to occupancy of the Gym/Inn (Project VII), a curb bulb shall be installed at the 18th/Jefferson intersection. In addition, the load/unload zone shall be located off 18th. SED Plan Review Section shall review the design and location of the curb bulb and loading zone.

Action: No action taken.

Council Condition 35: Prior to occupancy of the Child Care Center (Project IX), a curb bulb shall be installed at the 18th/Cherry intersection. In addition, the load/unload zone shall be located off 18th. The SED Plan Review Section shall review the design and location of the curb bulb and loading zone.

Action: No action taken.

Council Condition 36: Prior to use of the new parking area at the front entrance (Project IV), signs shall be installed to help regulate use. The area will be used primarily for visitors’ parking and hospital visits by physicians. The latter use shall not exceed 30% of the parking area. Signs shall indicate that visitor and physician parking only is permitted during daylight hours (7:00 a.m. to 5:00 p.m.), and that employee parking is permitted during other hours.

Action: No action taken.

Council Condition 37: The annual report shall give basic information on building inventory changes, projects pending and completed, TMP status, Master Plan goals and objectives achieved, conditions met, revisions, and other information as appropriate to the monitoring of the progress of the Master Plan. The report shall be in a form thematically compatible with the Master Plan, and attachable as an exhibit to the Master Plan. The report shall also be compatible with TMP reports as determined in the Memorandum of Agreement.

Action: Compliance through submittal of this document.

Council Condition 38: Providence shall continue to distribute routing maps to delivery truck drivers to inform drivers of arterial street routes to the freeway system and other major destinations. Providence shall also continue to inform drivers that they are not to use neighborhood residential streets.

Action: Ongoing compliance.

Council Condition 39: Signs installed to direct patients and visitors to the campus shall be maintained.

Action: Ongoing compliance.

Council Condition 40: Landscape plantings shall be maintained and replaced by Providence as necessary to provide the aesthetic and buffer functions intended.

Action: Ongoing compliance.

Council Condition 41: The Master Plan shall be in effect for 15 years from the effective date of City Council approval.

Action: No action taken.

III. Development Activity Initiated or Under Construction Within the MIO District Boundary During the Reporting Period

A. Development Activity Initiated or Under Construction (Non-Leased Activity): None

B. Leasing Activity to Non-Major Institution Uses: None

IV. Major Institution Development Activity Outside but within 2,500 feet of the MIO District Boundary

A. Land and Building Acquisition During the Reporting Period: None.

B. Leasing Activity During the Reporting Period: None

V. Progress in Meeting Transportation Management Program (TMP) Conditions

A. General Overview of progress in achieving the goals and objectives contained in the TMP:

B. Status of each goal and objective:

1. **Goal:** Reduce the number of commuter trips in Building Employee SOV to Providence to 50% of the total number of weekday peak period (3 pm to 6 pm) commuter trips, excluding building Employees whose work requires the use of a private automobile during working hours.

Status: In an effort to accomplish this goal, Swedish Medical Center/Providence Campus has created incentives for employees to travel to work using high occupancy vehicle methods instead of driving single occupancy vehicles. Most of these incentives are in collaboration with the additional program requirements. Institution now provides free bus passes to all employees.

Additional Program Requirements:

1. Establish and continuously maintain for the duration of this Agreement a Building Transportation Coordinator (BTC) to implement this TMP.

Action: Ongoing compliance.

2. Provide on request to all Providence employees a transit pass to commute to work at a minimum 50% discount of the peak hour rate or the maximum allowed for a Federal subsidy (whichever is lower).

Action: Swedish Medical Center/Providence Campus offers free transit passes to employees and volunteers.

3. Provide parking in a preferential location for carpools or vanpools. Carpools of two people shall receive a parking discount equal to at least fifty percent of the lowest monthly parking rate charged for a parking space on campus. Carpools of three or more and vanpools shall park on campus at no charge.

Action: Ongoing compliance.

4. Provide off-street parking for Providence employees commuting in SOV's at a monthly parking fee equal to or greater than the then current public transit authority's market rate for peak period one-zone transit passes.

Action: Current monthly on-site parking fees are greater than the current public transit authority's market rate for peak period one-zone transit passes.

5. Continue to provide weather-protected, secure bicycle racks at no charge to Providence Building Employees at a preferred location on campus. The design of any additional or new bicycle racks shall be consistent with guidelines provided by the Seattle Engineering Department Bicycle Coordinator. Bicycle parking shall be out of major pedestrian pathways.

Action: Ongoing compliance.

6. Pay the costs for Residential Parking Zone (RPZ) stickers for residents residing in the vicinity of Providence and directly impacted by Providence, and pay a portion of the cost for RPZ's for those areas impacted by Providence, Seattle University and other employers, up to a maximum of one sticker for each adult automobile driver residing in a residential unit in said area and one visitor sticker per residential unit. Providence shall not provide Providence employees with RPZ stickers unless the employees are residents within the Providence boundaries or within the area of the RPZ. Attachment C shows the existing area in which Providence is currently paying for RPZ stickers.

Action: Ongoing compliance.

7. Encourage and support alternative work schedules including flex time, compressed work weeks and staggered work hours to reduce the amount of traffic generated by Building Employees during peak commute hours of the day, to the extent possible without compromising institutional service requirements.

Action: Ongoing compliance.